

# Hearing Officer Transmittal Checklist

Hearing Date 02/16/2015
Agenda Item No. 9

Project Number: R2015-02459-(5)  
Case(s): Conditional Use Permit Case No. 201500103  
Planner: Jolee Hui

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Previous CUP Conditions of Approval
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☐ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Findings and Conditions of Previous Permit

Reviewed By:





Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

R2015-02459-(5)

**HEARING DATE**

February 16, 2016

**REQUESTED ENTITLEMENTS**

Conditional Use Permit No. 201500103

Environmental Assessment No. 201500176

## PROJECT SUMMARY

**OWNER / APPLICANT**

Hamid Amjadi/ Sprint Nextel

**MAP/EXHIBIT DATE**

01/28/2016

**PROJECT OVERVIEW**

The applicant, Sprint Nextel, is requesting a Conditional Use Permit (CUP) for the continued operation and maintenance of an existing unmanned wireless telecommunication facility (WTF) on the rooftop of a two-story office building. The WTF consists of panel and microwave antennas, remote radio heads, equipment cabinets, and other appurtenances. It reaches a maximum height of nine feet above the 30-foot building roofline. The antennas and remote radio heads are mounted on the face and back of the screen walls and the equipment cabinets are located behind the walls. These walls are painted brown to match the building façade and are setback from the roof's edges to minimize the WTF from public views.

**LOCATION**

3675 Huntington Drive

**ACCESS**

via Huntington Drive or Rosemead Boulevard

**ASSESSORS PARCEL NUMBER(S)**

5378-010-016

**SITE AREA**

0.9 acre (40,908 square feet)

**GENERAL PLAN / LOCAL PLAN**

Los Angeles County General Plan

**ZONED DISTRICT**

East Pasadena ZD

**LAND USE DESIGNATION**

3-Medium Density Residential (12 to 22 du/ac)

**ZONE**

C-2 (Neighborhood Business)

**PROPOSED UNITS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**

East Pasadena-San Gabriel CSD

**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Categorical Exemption – Existing Facilities

**KEY ISSUES**

- Consistency with the Los Angeles County General Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.28.170 (Development Standards of the C-2 Zone)
  - 22.44.135 (East Pasadena- San Gabriel Community Standard District requirements)

**CASE PLANNER:**

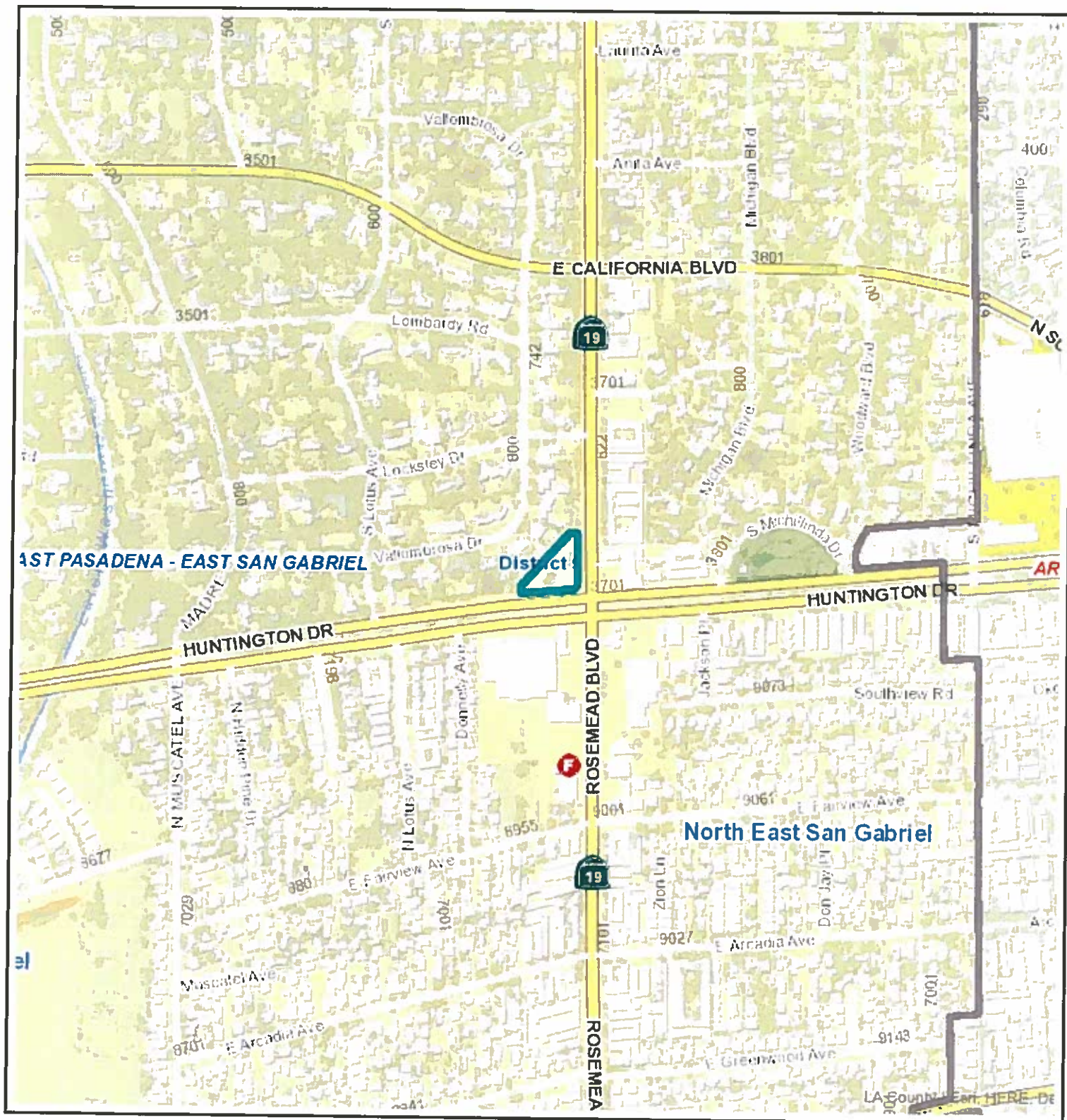
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**R2015-02459-(5)**

## Property Location Map

Printed: Oct 06, 2015



0 1,000  
Feet

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### **ENTITLEMENTS REQUESTED**

- Conditional Use Permit (CUP) for the continued operation and maintenance of an existing unmanned wireless telecommunications facility (WTF) on the rooftop of a two-story office building in the C-2 (Neighborhood Business) zone pursuant to Section 22.28.160 of the Los Angeles County Code.

### **PROJECT DESCRIPTION**

The applicant, Sprint Nextel, is requesting a CUP for the continued operation and maintenance of an existing WTF ("Project") on the rooftop of a two-story office building located at 3675 Huntington Drive ("Project Site") in the East Pasadena Zoned District. The WTF consists of 11 antennas and nine (9) remote radio heads attached to six-foot to nine-foot high screen walls and painted brown to match the exterior walls of the building. The maximum height of the WTF is 39 feet above finished grade. Other appurtenant facilities include three equipment cabinets located in the equipment enclosure near the southern portion of the building roof. To minimize visibility, the WTF is centrally placed on the building roof and is setback from the building's edges and parapets.

The Project was first established by CUP No. 00-17 in 2000. No changes are currently proposed to the existing WTF. However, the following events have occurred and resulted in additional acquisition by Sprint at the Project Site:

- In 2006, Sprint merged with Nextel Communications to become Sprint Nextel. Sprint Nextel subsequently acquired the antennas and associated equipment co-located at the Project Site from Nextel Communications. These original Nextel Communications antennas and equipment have been decommissioned and cleared from the Project Site.
- In 2013, Clearwire was acquired by Sprint Nextel. As of November 6, 2015, Sprint ceased operation of the Clearwire network. Former Clearwire antennas (5 out of 11 total) and equipment co-located at the Project Site may be repurposed to support Sprint technologies at a future date. However, if these antennas and equipment are not used within six months from the ceased-of-operation date, they shall be removed from the Project Site in accordance with Condition 14 of the previous CUP No. 20040035.

### **EXISTING ZONING**

The subject property is zoned C-2 (Neighborhood Business). Surrounding properties within a 500-foot radius of the subject property are zoned as follows:

North: R-1-20,000 (Single-Family Residence – 20,000 Square Feet Minimum Required Lot Area); R-3 (Limited Density Multiple Residence)

South: C-2; C-2-DP (Neighborhood Business – Development Program); R-3

East: C-2; R-3; R-1-20,000

West: R-1-20,000; R-1-40,000 (Single-Family Residence – 40,000 Square Feet Minimum Required Lot Area)

**EXISTING LAND USES**

The subject property is developed with a 19,355-square-foot office building, a surface parking lot and rooftop WTFs. Surrounding properties within a 500-foot radius of the subject property are developed as follows:

North: Single-family residences; multi-family residences

South: Retail/commercial; multi-family residences

East: Retail/commercial; multi-family residences; single-family residences

West: Single-family residences

**PREVIOUS CASES/ZONING HISTORY**

The zoning history of the subject property is as follows:

- Ordinance 1959 established the subject property in the R-1 (Single-Family Residence) zone. It was adopted on July 11, 1931 and amended Ordinance No. 1494, which provided for the creation of zones and its prescribing area requirements in unincorporated Los Angeles County in 1927.
- Ordinance No. 3865, which was adopted on May 27, 1941, changed the subject property zoning to C-2 (Neighborhood Business) zone.

The following cases are associated with the subject property:

- **Plot Plan No. 29110** approved the construction of a two-story building for use as a financial institution in December 1978. On March 4, 1997, Revised Plot Plan No. 29110 was approved to authorize the replacement of the bank's existing business signs.
- **Conditional Use Permit No. 00-17** authorized Sprint to construct, operate, and maintain a rooftop unmanned WTF consisting of antennas mounted on a corrugated metal siding screen and other appurtenances. This grant was approved on December 19, 2000. The expiration date was not determined due to missing record.
- **Conditional Use Permit No. 00-206** authorized the establishment of Verizon Wireless facilities on the rooftop of the building. This grant was approved on March 20, 2001 and expired in 2011.
- **Conditional Use Permit No. 20040035** authorized Nextel Communications (merged with Sprint in 2006) to construct, operate, and maintain an unmanned WTF consisting of 12 panel antennas mounted behind the existing screen walls. Eight antennas are located on the eastern corner and four are located on the

western corner of the rooftop. A ground-level prefabricated equipment cabinet was screened by a red brick wall attached to the building. An emergency generator receptacle was located on the exterior of the equipment shelter but within the brick wall enclosure. Two GPS antennas were mounted on top of the Nextel equipment cabinet. This grant was approved on April 19, 2004 and terminated on January 4, 2015.

- **Revised Exhibit "A" No. 200900152** was approved on December 3, 2009 to modified the Exhibit "A" of CUP No. 20040035. Modification included the removal of three panel antennas and installation of three backhaul antennas on existing mount pipe within the previously approved Sprint antenna sectors. Additional work included a new equipment cabinet mounted on galvanized steel raise platform within the leased area, one panel antenna and one backhaul antenna on existing mount pipe.
- **Revised Exhibit "A" No. 201100305** was approved on November 21, 2011. Modification included replacement of all existing panel antennas (six total, two per sector), installation of nine remote radio heads (three per sector) onto screen wall framing, removal of existing modcell cabinet, battery cabinet, power cabinet, and installation of new modcell cabinet, new battery backup cabinet, and junction box.
- **Revised Exhibit "A" No. 201400142** was approved on July 10, 2014. Sprint requested to install three new panel antennas (one per sector) on empty antenna pipe mounts along with three remote radio heads mounted behind the screen wall. Equipment upgrades included installation of a new equipment module in multimodal base station cabinet, two fiber cables, and string of four batteries within existing battery cabinet.
- **Conditional Use Permit No. 201200080** authorized Verizon Wireless to continue operation and maintenance of an existing WTF consisting of six panel antennas mounted on the building rooftop screen walls. Other equipment includes cabinets, meter, GPS antenna are mounted on the southern portion of the building's roof, which is at a lower height at 17 feet. This WTF was originally established by CUP No. 01-206, which was approved in 2001 and expired in 2011. No changes were proposed to the existing facility. This grant was approved on December 4, 2012 and is set to expire on December 4, 2027.

## ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff determines that the Project is eligible for Categorical Exemption (Class 1 Exemption — Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Project is exempt because it is a continuation of an existing use and no exceptions to the categorical exemption apply to the Project per Section 15300.2 of the California Code of Regulations. The Project Site is not located within or in close proximity to an environmentally sensitive area, a historical resource, a hazardous waste site, or a scenic highway. No significant effect due to "unusual circumstances" and no cumulative

impact are anticipated. Therefore, County Staff recommends that the Hearing Officer determine that the Project is categorically exempt from CEQA.

## STAFF EVALUATION

### General Plan/Community Plan Consistency

The subject property is designated within the 3 — Medium Density Residential land use category of the 1980 General Plan. This land use category is intended for the development of multiple unit development including garden apartments and multiplex development in addition to high density townhouse developments. Development generally does not exceed two stories in height and densities vary from 12 to 22 units per gross acre. Local commercial services and infrastructure are also allowed within this land use category to support the residential developments.

Although the existing building was approved for commercial use two years prior to the adoption of the 1980 General Plan, the use of the building as well as the rooftop WTF are consistent with the policies of the 1980 General Plan. The existing WTF on the building rooftop provides communication services to the local community; therefore, it is consistent with the permitted uses of the underlying land use category. The office building is also consistent with this designation because it is locally-serving commercial use.

The following policies of the General Plan are applicable:

- *General Plan Public Services Policy 58: "Maintain high quality emergency response services."*

Cellular service is often used to make emergency calls and the ability to make emergency calls is important in any environment. The wireless coverage will be beneficial for the public and emergency personnel. The existing WTF would continue to provide such a service and help to ensure it is readily available in the case of an emergency.

- *General Plan Public Services Policy 57: "Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services."*

Reliable communication service plays an indirect role in crime control. It allows crimes to be reported in timely manner and allows those in need to promptly seek help from law enforcement or other first responders. The WTF's continued operation and maintenance will help to make available such critical urban services.

- *General Plan Policy 18: Maintain a balance between increased intensity of development and the capacity of needed facilities such as transportation, water and sewage systems.*

The existing WTF is a part of the overall communication infrastructure that serves the existing local urban development. The WTF's continued operation would maintain this balance between the demand of existing development for communication facilities and the capacity of the communication facilities.

Zoning Ordinance and Development Standards Compliance

Title 22 of the County Code (Zoning Ordinance) does not explicitly specify WTF as a use. The use most closely matching a WTF is "radio or television stations and/or towers." According to Section 22.28.160 of the County Code, radio and television stations and towers are uses subject to conditional use permits in the C-2 zone. Until the County adopts a wireless telecommunication facility provisions to the existing Zoning Ordinance, the County requires a CUP for such a use.

The Subdivision and Zoning Ordinance Policy Memo No. 01-2010 (dated July 26, 2010) establishes the County's policies and guidelines regarding the height, siting, and visual screening of WTFs. In accordance with the policies set in this memo, the WTF is appropriately screened. Antennas and other appurtenances are mounted to the face and back of the screen walls and are painted brown to blend in with the building façade. The WTF is also setback from the roof's edges and parapets to the maximum extent possible to minimize its visual presence from the public rights-of way and adjacent properties. From the ground level, the WTF is minimally visible.

This policy memo also requires that if wireless facilities are located within a CSD, the height shall not exceed the applicable height limit for the CSD, and any CSD area height standards that apply to the subject property. The maximum height limit for the C-2 zone in the East Pasadena-San Gabriel CSD is 35 feet for all structures, except chimneys and rooftop antennas. The office building roofline is at 30 feet above finished grade with building parapets reaching 32 feet above finished grade. The existing building is in conformance with this CSD height limit.

The existing rooftop screen walls and antennas extend up to nine feet above the 30-foot building roofline. The screen walls are part of rooftop antenna installation. Thus, the CSD height limit does not apply. Furthermore, the building and the screen walls were legally erected before the adoption of the East Pasadena-San Gabriel CSD (effective August 22, 2002) and the implementation date of the Policy Memo No. 01-2010. For these reasons, they are not subject to the East Pasadena-San Gabriel CSD height limit and are allowed to maintain their current height.

The policy also encourages wireless facilities to co-locate with other utility structures when feasible. Two other WTFs operated by Verizon and Clearwire (joined with Sprint Nextel in 2013 and ceased operation on November 6, 2015) are co-located at the Project Site.

Because the WTF is a use not explicitly specified in the County Code and has no specified parking requirements, Section 22.52.1220 allows the director to impose the amount of parking spaces deemed adequate to prevent traffic congestion and excessive on-street parking. One non-exclusive space is deemed adequate for the existing WTF because it is unmanned and only requires periodic maintenance visits. A 62-space surface parking lot is located on-site and is available to accommodate the parking need of the maintenance vehicle associated with the Project.



Additionally, premises in Zone C-2 are subject to landscaping requirements. A minimum of 10 percent of the net area is required to be landscaped with lawn, shrubbery, flowers, and/or trees. The subject property has a lot area of 40,908 square feet; a minimum of 4,091 square feet of landscaping is required. The subject property provides over 8,000 square feet of landscaped area, which satisfied the landscaping requirements.

#### Site Visit

A site visit was conducted on January 27, 2016 by County Staff. The Project was found to be consistent with the site plan. Staff took photographs of the Project.

#### Neighborhood Impact/Land Use Compatibility

The existing WTF rooftop design is appropriate because it is visually compatible with the surrounding area. The antennas and radio remote units are attached to the screen walls, which make them aesthetically unobtrusive. The antennas and screen walls are painted to match the building's exterior walls and are setback from the roof's edges and parapets. These visual screening measures make the WTF minimally visible from the public rights-of-way and adjacent properties. For these reasons, the existing WTF will not be aesthetically detrimental to the surrounding neighborhood.

Aforementioned, the WTF is consistent with the established use and zoning requirements for the subject property. The required landscaping throughout the property is well-maintained and the building is kept clean in appearance. The screen walls atop the building are free from graffiti and other extraneous markings. The nearest residence is located approximately 100 feet from the WTF and is buffered by a surface parking lot. The immediate vicinity of the subject property is mostly commercial and retail businesses. The WTF is also required to operate within the safety standards of the Federal Communications Commission (FCC), and any sounds generated by the Project are subject to the County noise control regulations. Therefore, the continued operation of an existing rooftop WTF is unlikely to adversely affect the health, peace, comfort or welfare of the surrounding community, be detrimental to the surrounding properties, or create a hazard to public health, safety, or general welfare.

#### Burden of Proof

As required by Section 22.56.040 of the County Code, the applicant is required to substantiate the following facts to the satisfaction of the Hearing Officer:

- A. *That the requested use at the location will not:*
1. *Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
  2. *Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
  3. *Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.*

The Project will not affect the health or safety of the surrounding community because the Project does not include any alteration to existing conditions at the Project Site. The Project will not result in an increase in noise, odors, smoke, or

traffic because there are no proposed changes to the existing WTF. The nearest residential structure is approximately 100 feet from the office building and is buffered by a surface parking lot. The design of the existing WTF on the rooftop ensures its minimal visibility to neighboring residential areas.

The continued operation of the WTF at its existing location would not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. In fact, its continued operation would contribute to the continued reliability of the communication services in the area.

- B. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.*

The subject property is a triangular lot approximately 0.9 acres (40,908 square feet) in size and the existing WTF occupies a small fraction of the building rooftop space. More than 10 percent of the lot area is dedicated to landscaped lawn, shrubbery, and trees. These landscaped areas have been continuously maintained.

- C. *That the proposed site is adequately served:*
- 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate and*
  - 2. By other public or private service facilities as are required.*

The Project will not increase the flow of traffic or impact parking because the WTF is unmanned. No change or alteration to the existing site is proposed. Monthly maintenance visit is continued to be anticipated and the frequency of these visits is not projected to change. The maintenance technician can access the Project Site via Rosemead Boulevard or Huntington Drive, which are both of sufficient width to accommodate occasional maintenance trips. Ample surface parking (i.e., 62 spaces) is also available on-site and maintenance technician can access the WTF through the interior of the office building.

Thus, staff is of the opinion that the applicant's statements have met the burden of proof. The Burden of Proof with applicant's responses is attached.

#### Alternative Site Analysis

The Project has operated at the existing location for nearly 15 years without violation of its previous CUP grant conditions. Relocating the Project to a new site would be unnecessary because the Project is consistent with the County's policy to encourage WTF co-location.

**COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

The Project has no proposed changes. Review by other County Department is not necessary.

**LEGAL NOTIFICATION AND PUBLIC OUTREACH**

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting.

**PUBLIC COMMENTS**

Staff has not received any comments at this time.

**FEES/DEPOSITS**

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

**STAFF RECOMMENDATION**

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2015-02459-(5), Conditional Use Permit Number 201500103, subject to the attached conditions.

**SUGGESTED APPROVAL MOTION:**

**I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

**I, THE HEARING OFFICER, APPROVE CONDITIONAL USE PERMIT NUMBER 201500103 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

Prepared by Jolee Hui, Regional Planning Assistant II, Zoning Permits East Section  
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

**Attachments:**

Draft Findings  
Draft Conditions of Approval  
Applicant's Burden of Proof statement  
Site Photographs, Aerial Image  
Site Plan, Land Use Map, Zoning Map

MM:JH  
02/02/2016

**DRAFT FINDINGS AND ORDER OF THE HEARING OFFICER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02459-(5)  
CONDITIONAL USE PERMIT NO. 201500103**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing on February 16, 2016 in the matter of Conditional Use Permit No. 201500103.
2. The permittee, Sprint Nextel ("permittee"), is requesting a Conditional Use Permit (CUP) to authorize the continued operation and maintenance of an existing unmanned wireless telecommunications facility ("Project") on the rooftop of a two-story office building in the C-2 (Neighborhood Business) zone pursuant to Los Angeles County Code ("County Code") Section 22.28.160.
3. The subject property is located at 3675 Huntington Drive in the East Pasadena Zoned District and is located within the East Pasadena-San Gabriel Community Standard District (CSD).
4. The subject property consists of one legal lot, 0.94 acre or 40,908 square feet, and is shaped triangular with general flat topography. The Assessor's Parcel Number (APN) is 5378-010-016.
5. The subject property is developed with a two-story office building and a red brick wall enclosure attached to the west side of the building ("Project Site"). Building parapets extends an additional two feet above the 30-foot roofline. The WTF screen walls reach a maximum height of 39 feet above finished grade. A 62-space surface parking lot is located on-site northwest of the office building. The building is currently being leased to various businesses including a private art school, medical and professional offices.
6. Surrounding properties within a 500-foot radius of the subject property is zoned as follows:
  - North: R-1-20,000 (Single-Family Residence – 20,000 Square Feet Minimum Required Lot Area); R-3-( )U (Limited Density Multiple Residence )
  - South: C-2; C-2-DP (Neighborhood Business – Development Program); R-3
  - East: C-2; R-3; R-1-20,000
  - West: R-1-20,000; R-1-40,000 (Single-Family Residence – 40,000 Square Feet Minimum Required Lot Area)
7. Surrounding properties within a 500-foot radius of the subject property are developed as follows:
  - North: Single-family residences; multi-family residences
  - South: Retail/commercial; multi-family residences
  - East: Retail/commercial; multi-family residences; single-family residences



West: Single-family residences

8. The site plan depicts the existing two-story office building on a triangular parcel located on the northwest corner of the Huntington Drive and Rosemead Boulevard intersection. The maximum height of the WTF is shown at 39 feet above finished grade. The WTF is centrally placed on the building roof and is setback from the building's edges and parapets. It consists of 11 antennas and nine radio remote heads attached to screen walls. Other appurtenant facilities include three equipment cabinets within an equipment enclosure near the southern portion of the building roof.
9. The subject property is designated within the 3 – Medium Density Residential (12 to 22 dwelling units/acre) land use category in the 1980 General Plan. This designation is intended for the development of multiple unit development including garden apartments and multiplex development in addition to high density townhouse developments. The Project is consistent with this designation because local commercial services and infrastructure are also allowed within this land use category to support residential developments.
10. Plot Plan No. 29110 approved the construction of a two-story building with 19,355 feet of floor area for commercial use on the subject property in 1978. The building was originally used as a financial institution but is now used mostly for medical and professional offices.
11. CUP No. 00-17-(5) (approved on December 19, 2000) authorized Sprint to construct, operate, and maintain a rooftop unmanned wireless telecommunications facility (WTF) consisting of antennas attached to the screen walls and appurtenant equipment. CUP No. 00-206 (approved on March 6, 2001) authorized Verizon Wireless to co-locate on the rooftop of the commercial building. In 2004, CUP No. 200400035-(5) authorized Nextel Communications (before the merge with Sprint to become Sprint Nextel) to construct, operate, and maintain a new rooftop WTF, consisting of antennas mounted behind the screen walls originally established by CUP No. 00-17-(5).
12. No violation associated with the conditions of the previous CUP No. 00-17-(5) or CUP No. 200400035-(5) was found.
13. Primary access is provided via Huntington Drive to the south and Rosemead Boulevard to the east. Periodic maintenance visits are not anticipated to generate substantial traffic to these thoroughfares. Both Huntington Drive and Rosemead Boulevard are of sufficient width to accommodate these maintenance trips. The Project is adequately served by existing roadways.
14. No formal parking is designated on the site plan. However, an on-site surface parking lot with 62 spaces is located northwest of the building and is available to accommodate maintenance vehicles as needed.
15. The nearest residence is approximately 100 feet south of the existing WTF.

16. The Project is consistent with the County's policy to encourage co-location of WTF to reduce visual impacts and the proliferation of monopoles.
17. As the Project is an existing facility with no changes proposed, consultation with other County departments is not required.
18. The WTF is required to provide written verification that the proposed facility's radiofrequency radiation and electromagnetic field emissions fall within the adopted Federal Communications Commission (FCC) standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this CUP.
19. The WTF is required to operate in compliance with all applicable local, state, and federal regulations. Any sound and vibration generated would be minimal and emission levels shall be under the County's noise control thresholds. The radio frequency exposure generated by the facility shall also be required to comply with safety standards adopted by FCC. The antennas and equipment are relatively small in scale, and their location on an existing building rooftop makes them aesthetically unobtrusive. They are painted brown to match the color of the building façade. Therefore, the requested use at the location would not adversely affect persons or properties in the surrounding area.
20. Wireless coverage maps indicate that the facility is necessary to ensure that there is no major gap in wireless coverage in the area.
21. Prior to the Hearing Officer's public hearing on the Project, Department of Regional Planning ("Regional Planning") staff determined that the Project qualified for a Categorical Exemption, under the Class 1 — Existing Facilities, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the CEQA Statute and Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project is the continued operation and maintenance of an existing WTF, with negligible or no expansion of use beyond that which was previously existing.
22. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearing by mail, newspaper, and property posting.
23. Prior to the Hearing Officer's public hearing, the Regional Planning staff received XXXXX public comment in support/in opposition of the Project.  
  
***[Hearing Proceedings] To be inserted after the public hearing to reflect hearing proceedings.***
24. The Hearing Officer held a duly-noticed public hearing on February 16, 2016 on the Project.

25. The Hearing Officer finds that the Project supports several policies of the 1980 General Plan. The subject property is designated within the 3 – Medium Density Residential land use category of the General Plan. This designation is intended for development of residential units with densities between 12 to 22 dwelling units per gross acre and for locally-serving commercial uses and infrastructure. The Project is an existing WTF facility located on top of an existing office building and is therefore consistent with the permitted uses of the underlying land use category.
26. The Hearing Officer finds that the Project is appropriately located and adequately screened to minimize visual impacts to the surrounding community.
27. The Hearing Officer finds that the continued operation and maintenance of the existing WTF will not be detrimental to the surrounding community. The WTF provides valuable telecommunications infrastructure to the community and is consistent with the established use and zoning requirements for the subject property. The ability to make emergency calls is important in any environment. The coverage provided by the existing WTF is beneficial for the public and emergency personnel.
28. The Hearing Officer finds that the Project is consistent with the development standards of the C-2 zone. As set forth in Section 22.28.160 of the County Code, development of radio and television stations and towers is a permitted use in the C-2 zone, provided that a CUP is first obtained. This Project is also in compliance with the applicable standards for the C-2 zone in the East Pasadena-San Gabriel CSD. Furthermore, the Project is consistent with the policies and guidelines of the County's Subdivision & Zoning Ordinance Policy Memo No. 01-2010 (dated July 26, 2010) regarding the design, siting and maintenance of wireless facilities. The Project is screened and is setback from roof's edges and parapet walls to the maximum extent possible to minimize its visual impact from the public rights-of way and adjacent properties.
29. The Hearing Officer finds that the requested use at the location will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare. The Project will not affect the health or safety of the surrounding community because the Project does not include any alteration to existing conditions at the Project Site. The Project will not result in an increase in noise, odor, dust, glare, or shadows because there are no proposed changes. The Project presents no additional risk of fire hazard since there are no proposed changes.
30. The Hearing Officer finds that the subject property is adequate in size and shape to accommodate all project components. The associated equipment cabinets are located within an equipment enclosure on the roof. The Project does not require the expansion of the lease area.

31. The Hearing Officer finds that the Project is adequately served by improved local roads and highways to carry the kind and quantity of traffic such use would generate and by other public or private service facilities as are required. The existing WTF is unmanned. The Project will not increase the flow of traffic or impact parking because the applicant does not propose any changes or alterations to the existing site. The site is visited periodically (no more than once per month) for maintenance. The frequency of these visits is not projected to change. There is parking available on-site to accommodate the periodic maintenance vehicle.
32. The Hearing Officer finds that the Project meets the Conditional Use Permit Burden of Proof requirements pursuant to Section 22.56.040.
33. The Hearing Officer finds that it is necessary to limit the term of the grant to fifteen (15) years to assure the continued compatibility between the use of the Project Site allowed by this grant and surrounding land uses.
34. Pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Crowell Public Library located in the vicinity of the subject property. On January 11, 2016, a total of 232 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the East Pasadena Zoned District and to any additional interested parties.
35. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the 1980 General Plan.
- B. The requested use at the Project Site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.



- D. The Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Statute and Guidelines (Class 1 — Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201500103, subject to the attached conditions.

**ACTION DATE: February 16, 2016**

MM:JH  
February 2, 2016

c: Hearing Officer, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2015-02459-(5)  
CONDITIONAL USE PERMIT NO. 201500103**

**PROJECT DESCRIPTION**

The grant authorizes the continued operation and maintenance of an existing unmanned wireless telecommunications facility on the rooftop of an existing two-story office building located at 3675 Huntington Drive in the unincorporated community of East Pasadena. This grant is subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense,

including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on February 17, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty-(30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the wireless telecommunications facility and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the

permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of \$1,600.00. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56 Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the Project Site in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate



to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **March 17, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

**PERMIT SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATION FACILITY)**

19. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
20. The permittee shall provide upon request to the Zoning Enforcement Section of Regional Planning written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission (FCC) limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other wireless telecommunication facilities are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said wireless telecommunication facilities.
21. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
22. Any proposed wireless telecommunication facilities that will be co-locating on the facility will be required to provide upon request the same written verification of

emissions and include the cumulative radiation and emissions of all such facilities to the Zoning Enforcement Section of Regional Planning.

23. All structures shall conform to the requirements of the Department of Public Works Division of Building and Safety or other appropriate agency.
24. All existing lighting shall remain appropriately screened and in good repair. If any new external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole-mounted lighting for the wireless telecommunications facility is prohibited on the leasehold. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the FAA.
25. The subject property is adjacent to single-family residences; therefore maintenance of the facility shall be limited to the hours of 9:00 a.m. to 5:00 p.m., Monday through Friday. Emergency repairs of the facility may occur at any time.
26. Placement and height of all antennas and equipment shall be in substantial conformance with that shown on said Exhibit "A". The facility shall remain essentially as depicted in the site photographs presented at the public hearing.
27. The facility shall be screened. The screening wall shall be of a material that matches the exterior façade of the existing building and shall be painted the same color.
28. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways.
29. The maximum height of the facility shall not exceed 39 feet above finished grade, as shown on the Exhibit A.
30. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
31. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, graffiti and other forms of vandalism; cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice. Provided landscaping shall be maintained at all times and shall be promptly replaced if needed.

32. Upon request, the permittee shall submit annual reports to the Zoning Enforcement Section of Regional Planning to show compliance with the maintenance and removal conditions.
33. New equipment added to the facility shall not compromise the stealth design of the facility.
34. The project number, conditional use permit number and lease holder contact information shall be prominently displayed on the facility where it can be easily viewed at or near eye level.
35. The name, address and telephone number of the service provider shall be displayed on the facility.
36. The permittee shall maintain current contact information with the Zoning Enforcement Section of Regional Planning.
37. Upon termination of this grant or after the facility has ceased to operate, the permittee shall remove such facility and clear the site of all equipment within six months of the cease-of-operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility.

January 13, 2005

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Julie Finney  
TetraTech Inc.  
970 W. 190<sup>th</sup> Street, #300  
Torrance, CA 90502

RE: PROJECT NO. R2004-00429  
CONDITIONAL USE PERMIT CASE NO. 200400035  
To authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility attached to the rooftop of an existing building

Dear Applicant:

PLEASE NOTE: This document contains the Hearing Officer's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 3 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Hearing Officer's decision to the Regional Planning Commission at the office of the commission's secretary, Room 170, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Contact the commission's secretary for the amount of the appeal fee at (213) 974-6409. The appeal must be postmarked or delivered in person within 15 days after this notice is received by the applicant. The Hearing Officer's decision may also be called up for review by the Regional Planning Commission during the appeal period.

For further information on appeal procedures or any other matter pertaining to this approval, please contact the Zoning Permits Section II at (213) 974-6435.

**HEARING OFFICER'S FINDINGS AND ORDER:**



1. This grant authorizes the establishment, operation and maintenance of a wireless telecommunications facility consisting of twelve panel antennas, 2 GPS antennas and an associated equipment shelter that will be situated next to the existing office building, as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant; that the conditions of the grant have been recorded as required by Condition No. 8; and until all required monies have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

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6. **This grant shall expire unless used within two (2) years from the date of approval.** Signing and submitting a notarized affidavit of acceptance of conditions shall constitute use of the permit. A one-year time extension may be requested in writing and with payment of the applicable fee at least six (6) months prior to the expiration date.
7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. **Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder.** In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the lease area.
9. **This grant will terminate on January 4, 2015.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning. The application shall be a request for continuance of the use permitted under this grant, whether including or not including modification to the use at that time.
10. The lease area shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the lease area. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. **The permittee shall deposit with the County of Los Angeles the sum of \$750.00.** The deposit shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. **The deposit provides for 5 biennial inspections.** Inspections shall be unannounced.  
  
If any inspection discloses that the lease area is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional enforcement efforts necessary to bring the lease area into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or

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that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.

12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
13. The facility shall be operated in accordance with regulations of the State Public Utilities Commission.
14. Said facility shall be removed if in disuse for more than six months. The permittee shall submit an annual maintenance report to the Department of Regional Planning by January 1st of each year verifying the continued operation and maintenance of said facility.
15. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time.
16. The permittee shall provide written verification that the proposed facility's radio-frequency radiation and electromagnetic field emissions will be within the adopted FCC standards for safe human exposure to such forms of non-ionizing electromagnetic radiation when operating at full strength and capacity for the lifetime of this conditional use permit. The permittee/operator shall submit a copy of the initial report on the said facility's radio frequency emissions level, as required by the Federal Communications Commission requirements, to the Department of Regional Planning.
17. Any proposed wireless telecommunications facility that will be co-locating on the proposed facility will be required to submit the same written verification and include the cumulative radiation and emissions of all such facilities.
18. Said facility, including any lighting, fences, shields, cabinets, and poles shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism. Any damage from any cause shall be repaired immediately or as soon as reasonably possible to minimize occurrences of dangerous conditions or visual blight.
19. All equipment open to public view shall be painted with an anti-graffiti finish that matches, as closely as possible, the color of the adjacent surfaces, and shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or provide pertinent information about the premises.
20. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather

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permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

21. Any areas of property that are publicly visible shall remain free of trash and other debris.
22. All landscaped areas on the subject property shall be continuously maintained in good condition.
23. Within 60 days of the approval of this grant, the permittee shall submit to the Director for review and approval, three (3) copies of revised plans, similar to the Exhibit "A" as presented at the public hearing, and depicting all project changes required by these conditions of approval including the existing 63 parking spaces (2 of which should be shown as handicapped accessible) on the subject property and the required amount of landscaping on the property. The subject property shall be maintained in substantial compliance with the approved plans marked Exhibit "A." All subsequent revised plot plans must be accompanied by the written authorization of the property owner

KC:PH  
12/15/04

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**REQUEST:** The applicant is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility attached to the rooftop of an existing building

**FACTUAL SUMMARY:**

January 4, 2005 Public Hearing

A duly noticed public hearing was held on January 4, 2005. The applicant's representative was sworn in to testify. She testified in favor of the project and agreed to the conditions set forth by staff.

There being no further testimony, the Hearing Officer closed the public hearing and stated his intent to approve the project, subject to the recommended conditions of approval.

Findings

1. The applicant, Nextel, is requesting a Conditional Use Permit to authorize the construction, operation and maintenance of an unmanned wireless telecommunications facility consisting of 12 panel antennas, all of which will be attached to the roof of a 19,355 sq. ft. office building. The 11'6" X 20' X 10' prefabricated equipment shelter will be screened and ground-mounted. Two (2) GPS antennas will be mounted on the roof of the shelter.
2. The facility lease area will encompass approximately 400 sq. ft. and be situated on the rooftop of a 2-story office building located at 3675 Huntington Drive, East Pasadena – East San Gabriel, in the East Pasadena Zoned District.
3. The subject property is zoned C-2 (Neighborhood Business). A wireless telecommunications facility is not a use specified in Title 22 of the Los Angeles County Code (Zoning Ordinance), but may be permitted through a conditional use permit.
4. The subject property is also located in the East Pasadena-East San Gabriel Community Standards District.
5. Surrounding properties within 500' of the subject property are zoned as follows:  
North: R-1-20,000 (Single-Family Residence, 20,000 sq. ft. minimum lot size) and R-1-40,000 (Single Family Residence, 40,000 sq. ft. minimum lot size)  
South: C-2 and R-3 (Limited Multiple Residences)  
East: C-2, R-3 and R-1-20,000  
West: R-1-20,000 and R-1-40,000
6. The subject property is developed with a 19,355 sq. ft., 2-story office building with two existing wireless facilities attached to the roof.
7. Surrounding properties within 500' of the subject property are used as follows:  
North and West: Single-family residences



South and East: Retail businesses, apartments and single-family residences

8. Plot Plan No. 29110 to construct a 2-story, 19,355 sq. ft. financial institution on the subject property was approved in December, 1978. Revised Plot Plan No. 29110 to replace the sign cabinets of the bank's existing business signs was approved in March 1997.
9. Conditional Use Permit No. 00-017 to establish a Sprint wireless facility on the roof of the existing building was approved on 12/19/00. Conditional Use Permit 00-206 to establish another wireless facility on the roof of the existing building, this time by Verizon, was approved on 3/6/01.
10. In December, 2001, Zoning Enforcement staff responded to a complaint that outside lighting on the property was too bright. However, a violation of the Zoning and Planning Code was not found, and the matter was referred to the Health Department.
11. Conditional Use Permit 04-086 to establish a third wireless facility on the rooftop of the subject building was withdrawn on 6/15/04.
12. The subject property is designated Medium Density Residential in the County General Plan. Medium Density Residential areas are primarily suitable for multiple residential unit development, including garden apartments and high density townhouse development. Such areas are typically located along major transportation corridors, in or near urban community centers. Development generally does not exceed 2 stories in height, and ranges in density from 12 to 22 units per gross acre.
13. While the property is designated Medium Density Residential in the General Plan, the 2-story office building was originally approved for commercial uses in 1978, prior to the adoption of the 1980 General Plan. The subject property is also similar to commercial uses that are concentrated at the Rosemead-Huntington intersection.
14. The site plan depicts 10 equipment cabinets located in a 11'6" X 20' X 10' high equipment shelter that will be mounted on the ground adjacent to the existing commercial building and painted and finished to match the building. A new 10' tall screen wall is proposed to screen the equipment shelter. Two GPS antennas will be mounted on top of the equipment shelter, and 12 four feet long panel antennas will be mounted on an existing metal screen. Eight antennas will be located on the eastern corner and four located on the western corner of the rooftop. The existing metal screen is located behind the building's parapet, and reaches 40'7" above grade. All of the proposed antennas will be painted a color that matches the existing exterior walls of the building.
15. A wireless telecommunications facility is a use not specified in Title 22 of the Los Angeles County Code (Zoning Ordinance). However, the proposed use may be

considered a utility similar to the existing power transmission towers providing a public service. Furthermore, until such times as the County of Los Angeles adopts a telecommunication facilities provision to the existing Zoning Ordinance, the County of Los Angeles requires a conditional use permit for such uses.

16. When Plot Plan 29110 was approved in 1978, the approved site plan depicted 4,114 sq. ft. of landscaping that surrounded the building, as well as along the northwestern property line. The site plan submitted by the applicant shows some landscaping on the property but is incomplete. In addition, the placement of the equipment shelter appears to be displacing some of the landscaping. The applicant will need to submit a revised site plan showing that the required 4, 114 sq. ft. of landscaping will be maintained.
17. When Plot Plan 29110 was approved in 1978, 64 parking spaces were provided, exceeding the required 48 parking spaces (1:400 ratio). The site plan submitted by the applicant shows only 30 parking spaces. In addition, no handicapped accessible parking spaces were depicted on the site plan. During the site visit, staff counted 63 parking spaces on the property. The applicant will need to submit a revised site plan to shown the existing 63 parking spaces, including the two existing handicapped accessible spaces on the property.
18. No outside display or storage is proposed on the property.
19. The existing metal screen used to conceal all existing and proposed rooftop antennas reaches 40'7" above grade and exceeds the height limit specified by the East Pasadena – East San Gabriel Community Standards District by 5'7". This screen, however, is not subject to the maximum height requirement as it is a component of the rooftop antennas. The screen conceals the appearance of the antennas and minimizes the facilities' visual impact to the surrounding area.
20. The subject building covers 47% of the 41,140, which satisfies the maximum floor area requirement for the East Pasadena – East San Gabriel Community Standards District.
21. The ground floor of the subject building encompasses 9,616 sq. ft. and the proposed equipment shelter is 230 sq. ft. Together, the two structures cover 24% of the lot and satisfies the maximum lot coverage requirement of the East Pasadena – East San Gabriel Community Standards District.
22. Since the northwest lot line of the subject property abuts a residential zone and the total height of the building (including the metal screen) reaches 40'7", a minimum setback of 28' is required. The building has a 66'3" setback from this lot line and satisfies the setback requirement.
23. Hooded exterior lighting is located throughout the parking area and complies with

the East Pasadena – East San Gabriel Community Standards District requirements for lighting.

24. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). As the proposed wireless telecommunications facility is relatively small and unobtrusive in nature, the project is within a class of projects which have been determined not to have a significant effect on the environment in that it meets the criteria set forth in section 15301 of the State CEQA Guidelines and Class 3 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.
25. During the site visit to the property, staff observed that the use on the property had changed from a financial institution to professional businesses. Landscaping throughout the property consists of flowering bushes, hedges, trees and lawn, all of which are well maintained and conform to the originally approved landscaping plan. The 2-story building's exterior consists of red brick and brown stained wood with tinted glass windows, and is neat and clean in appearance. A trash enclosure is located near the northeast corner of the lot.
26. A total of 219 public hearing notices were mailed out to property owners within 500' of the subject property on November 18, 2004 regarding the subject request. Eight (8) notices were sent out to other interested parties identified on the Department's courtesy mailing list for projects in the East Pasadena Zoned District. The legal notice was published in the San Gabriel Valley Tribune and in La Opinion on November 25, 2004. Case-related material, including the hearing notice, factual and burden of proof were sent on November 18, 2004 to the San Marino Public Library. The property was posted on December 3, 2004 which met the 30-day posting requirement.
27. No public comments were received.
28. The proposed use as conditioned is consistent with the zoning, general plan and surrounding land uses.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES:**

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing and working in the surrounding area, and not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. The proposed site is adequate in size and shape to accommodate the yards, walls,

fences, parking, landscaping and other development features;

- D. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required.

AND THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

**HEARING OFFICER ACTION:**

1. The Hearing Officer has considered the Categorical Exemption together with any comments received during the public review process, finds on the basis of the whole record before the Hearing Officer that there is no substantial evidence the project will have a significant effect on the environment, finds that the Categorical Exemption reflects the independent judgment and analysis of the Hearing Officer, and adopts the Categorical Exemption.
2. In view of the findings of fact presented above, Project No. R2004-00429, Conditional Use Permit Case No. 200400035-(5) is **APPROVED**, subject to the attached conditions.

**BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**Andy Malakates, HEARING OFFICER**  
**Department of Regional Planning**  
**County of Los Angeles**

Attachments: Conditions  
Affidavit

c: Each Commissioner, Zoning Enforcement, Building and Safety



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT No. 00-17-5  
**CONDITIONAL USE PERMIT**

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM <u>4</u>	
PUBLIC HEARING DATE December 19, 2000	

APPLICANT Cox, PCS Assests, LLC		OWNER Michael Madari	REPRESENTATIVE Thomas Gorham, SBA, Inc.	
REQUEST Conditional Use Permit: To authorize the construction, maintenance and operation of a roof mounted, unmanned wireless telecommunications facility consisting of antennas mounted on a ten feet high corrugated metal siding screen and appurtenant equipment in the C-2 (Neighborhood Business) zone.				
LOCATION/ADDRESS 3675 East Huntington Drive		ZONED DISTRICT East Pasadena		
ACCESS Via Huntington Drive		COMMUNITY South Pasadena		
		EXISTING ZONING C-2		
SIZE 0.74 acre	EXISTING LAND USE Office Building		SHAPE Triangular	TOPOGRAPHY Level
SURROUNDING LAND USES & ZONING North: Single family residences/ R-1-20,000		East: Commercial and Multi family residences/ C-2 and R-3		
South: Commercial/ C-2		West: Single family residences/ R-1-20,000		
GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY	
Countywide	Commercial	N/A	See Staff Analysis	
Area Plan				
ENVIRONMENTAL STATUS Categorical Exemption (Class 3)				
DESCRIPTION OF SITE PLAN The site plan depicts the footprint of an existing office building with a detail roof plan. It depicts the location of existing 50' by 50' wood screen, 6' in height which will be replaced by corrugated metal siding. Proposed Sprint antennas are shown mounted on the corrugated metal siding. The site plan also depicts the location of a proposed equipment platform and cabinet. It depicts the height of the proposed metal screen to be 10 feet higher than the parapet level of existing building. The existing building is shown as 30 feet in height.				
KEY ISSUES • Satisfaction of Section 22.56.090, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements. <div style="text-align: right;">(If more space is required, use opposite side)</div>				

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

\*(O) = Opponents (F) = In Favor



Missing page 2

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
  2. This grant shall not be effective for any purpose until the permittee and the owner of the property involved (if other than the permittee) have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant.
  3. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
  4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
    - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
    - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
- The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.
5. This grant will expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing and with the appropriate fee, before the expiration date.
  6. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.

13. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about the said premises;
14. In the event of such extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
15. The property shall be maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted the written authorization of the property owner is necessary.
16. This grant allows for the construction, operation, and maintenance of a roof mounted, unmanned wireless telecommunications facility consisting of antennas mounted on metal siding screen and appurtenant equipment, subject to the following restrictions:
  - a. The facility shall be operated in accordance with regulations of the State Public Utilities Commission;
  - b. Said facility shall be removed if in disuse for more than six months;
  - c. Insofar as is feasible, the operator shall cooperate with any subsequent applicants for wireless communications facilities in the vicinity with regard to possible co-location. Such subsequent applicants will be subject to the regulations in effect at that time;
  - d. All structures shall conform with the requirements of the Division of Building and Safety of the Department of Public Works;
  - e. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
  - f. The applicant shall ensure that a parking space is available for a maintenance vehicle.

FM:SQ

## **STAFF ANALYSIS**

### **PROJECT NUMBER**

00-17-(5)

### **CASE NUMBER**

Conditional Use Permit No. 00-17-(5)

### **OVERVIEW OF PROPOSED PROJECT**

The applicant has requested a Conditional Use Permit to construct, operate and maintain a roof mounted unmanned wireless telecommunications facility consisting of antennas mounted on a 10' high corrugated metal siding screen and appurtenant equipment. The site is an existing office building located at 3675 East Huntington Drive, in the community of Chapman Woods. Access to the site is via Huntington Drive to the south and Rosemead Boulevard to the east.

### **ENTITLEMENT REQUESTED**

The applicant has requested a Conditional Use Permit to authorize the construction, operation and maintenance of a roof mounted unmanned wireless telecommunications facility consisting of antennas mounted on a 10' high metal siding screen and appurtenant equipment in the C-2 (Neighborhood Business) zone.

### **EXISTING ZONING**

#### **Subject Property**

The subject property is zoned C-2 (Neighborhood Business).

#### **Surrounding Properties**

Surrounding zoning consists of R-1-20000 (Single Family Residence, 20000 square feet minimum area) to the north and west, C-2 to the south and C-2 and R-3 (Limited Multiple Residence) to the east.

### **EXISTING LAND USES**

#### **Subject Property**

The subject property is developed as an existing office building.

#### **Surrounding Properties**

Surrounding land uses consist of single family residences to the north and west, commercial and multi family residences to the east and commercial to the south.

### **PREVIOUS CASES/ZONING HISTORY**

A previous case on the subject property is PP 29110. The Plot Plan was filed to request outdoor advertising and lighting replacement. It was approved in March 1997.

### **GENERAL PLAN**

In the Countywide General Plan, the subject property is designated as "Commercial". The dominant land uses in this designation include regional office complexes, retail commercial and mixed retail and service activities.

Building height of the existing office building will increase to 39 feet with the proposed metal siding screen. In C-2 zone height limit is 35 feet. The proposed antenna will be mounted on metal siding screen. Upon site inspection, staff observed that the proposed metal siding screen and antennas mounted on it will not have a significant impact on surrounding land uses. The subject property is adjacent to two major streets on its east and south side. The residential properties to the west are screened from the office building by a block wall and landscaping.

Pursuant to Zoning Ordinance Section 22.52.1220 (Parking - uses not specified) One parking space shall be provided. The proposed project is located on the roof of an existing office building. The office building is developed with 19,355 square feet of floor area. A medical office of 1,771 sq. ft. is also located in the subject building. According to the zoning ordinance section 22.52.1100, one parking space shall be provided for each 400 sq. ft. of floor area of an office building and one parking space shall be provided for each 250 sq. ft. of medical offices. Required number of parking spaces for the subject site are 51. The site plan depicts the existing parking lot, developed with 64 parking spaces. The existing parking lot on the subject site can accommodate one parking space for maintenance vehicle for the wireless telecommunications facility.

#### **STAFF RECOMMENDATION**

The following recommendation is preliminary and is subject to change based upon oral testimony and/or documentary evidence presented at the public hearing.

If the Hearing Officer finds the request satisfies the conditional use permit burden of proof requirements, then staff recommends **APPROVAL**, subject to the attached draft conditions.

Report prepared by Saima Qureshy, Regional Planning Assistant II  
Reviewed by Frank Meneses, Supervising Regional Planner

#### **Attachments:**

Copy of Thomas Brothers Map  
Draft Conditions  
Burden of Proof  
Site Plan

FM:sq

00 17

## Supplemental Information Burden of Proof

Cox PCS Assets, LLC  
LA35XC928D / North Rosemead  
August 23, 1999

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or

Placement of the proposed wireless transmission facility on the roof of an existing building will provide needed coverage in the local geography without overshadowing surrounding residents or neighborhood commercial uses.

2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or

The placement of the facility on the roof will cause no loss or enjoyment of views of or from the property or loss of valuation because the property improvements will be in harmony with the style and scale of the existing structure. The facility is unmanned. It will generate no traffic, noise or hazardous materials or substances. It uses low voltage power and will present no threat to surrounding residents.

3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and

Same as above. The scenic quality of the area is in the views to the San Gabriel mountains. The placement of the antenna on the face of a new penthouse equipment enclosure will cause the antenna to become part of the structure.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

Placement of the facility on the roof provides logical use of an otherwise under utilized portion of the property. See response noted in A.1, herein.



## CONDITIONAL USE PERMIT CASE-BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location proposed will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

See attached.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

See attached.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

see attached.



Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*



## CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

*(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)*

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing facility is located on the existing buildings roof top screenwalls and painted to match

the structure which blends the installation into the roof top penthouse.

the existing installation is not detrimental or visually intrusive to surrounding properties or people

working or living in the area; the facility is not detrimental to the enjoyment of surrounding owners.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The existing antenna facility is located on a building penthouse on fully improved property.

the facility is virtually unnoticeable due to the size of the existing structure and location of the

antennas mounted to the existing buildings roof top penthouse walls and painted to match the

color of the structure thereby the site is adequate to support the existing installation.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

the site's location on a fully improved property is sufficiently accessible and does not create

additional traffic nor impact any nearby public or private facilities.

**SITE PHOTOS FOR PROJECT NO. R2015-02459-(5), CUP NO. 201500103  
3675 HUNTINGTON DRIVE, EAST PASADENA**



**View of the Project from the southeast corner of the Huntington Drive and  
Rosemead Boulevard intersection (looking northwest)**



**View of the Project and on-site surface parking lot from Rosemead Boulevard  
looking southwest**



**View of Project from Huntington Drive looking northeast**



**View of Sprint Sector '1' antennas on rooftop**



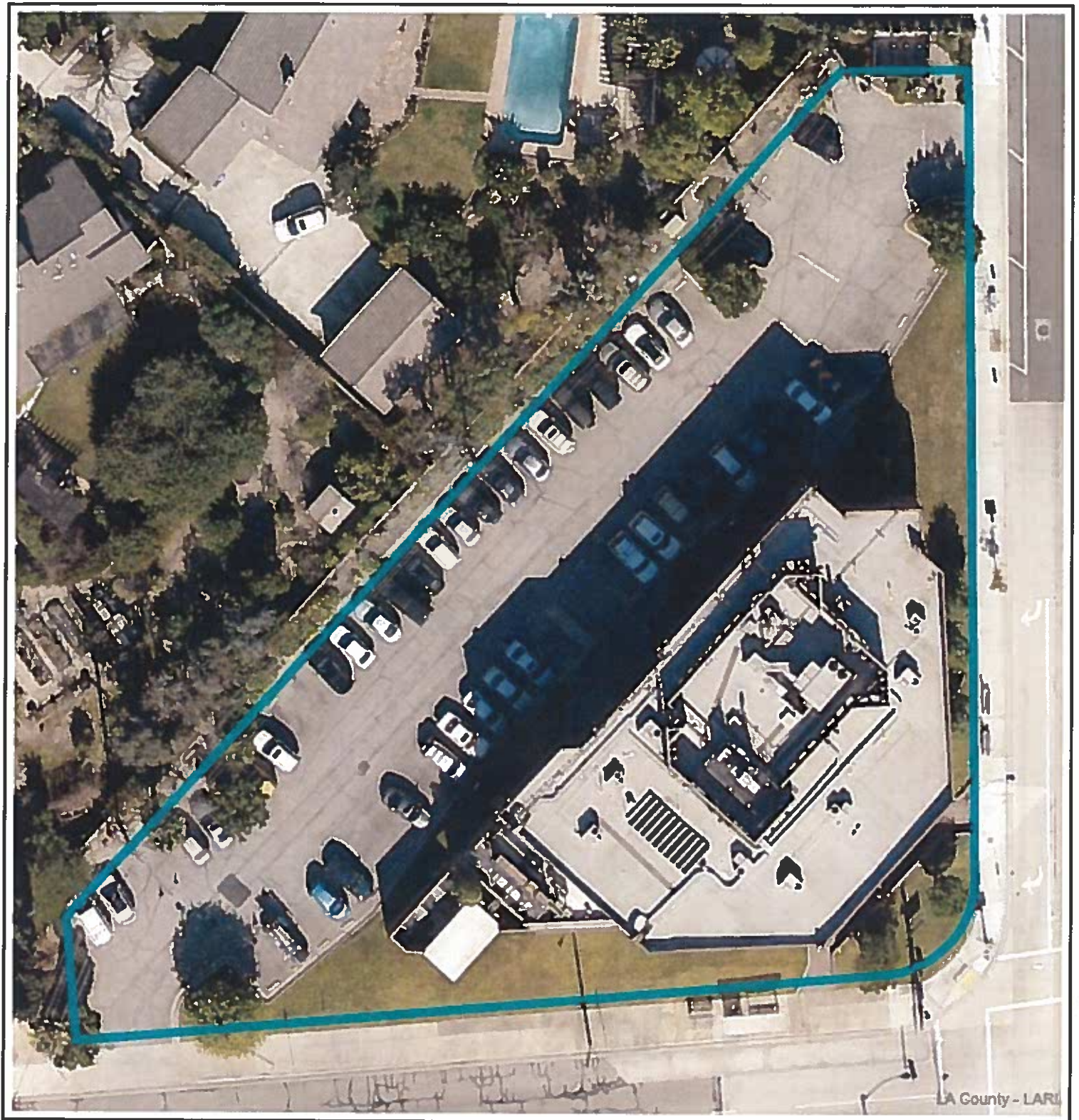


**View of Sprint Sector '2' antennas mounted on the southwest face of the screen wall.**



**View of single-family residences from the building rooftop looking northwest.**





**R2015-02459-(5)**

**Aerial**

Printed: Oct 06, 2015



0 80  
Feet

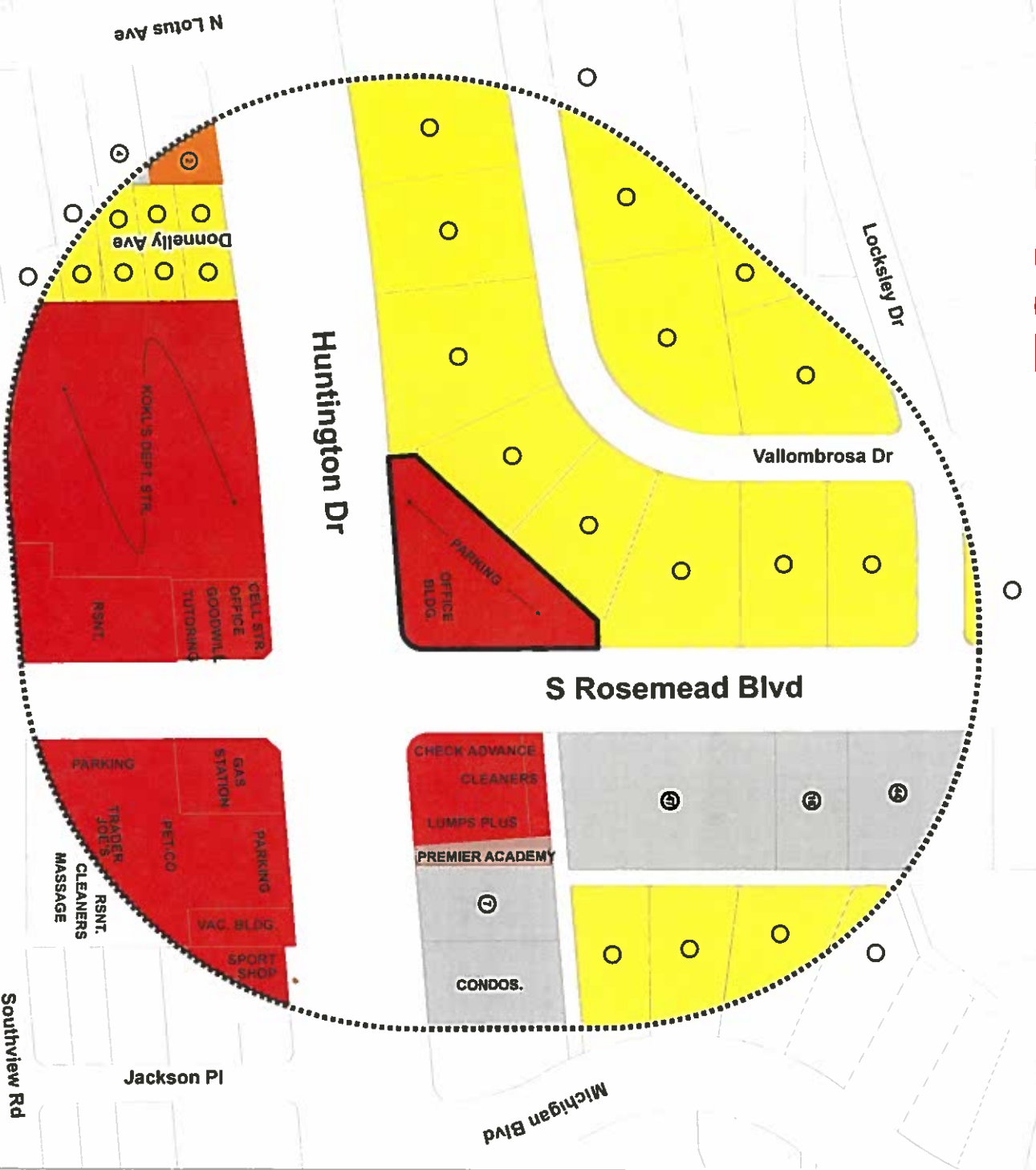
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# LAND USE

Locksley Dr



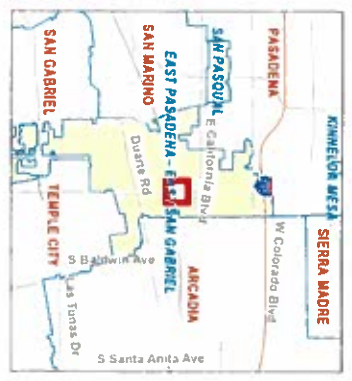
## LAND USE 500 FOOT RADIUS MAP

Proj. R2015-02459 (5)  
RCUP 2015-00103

### Legend

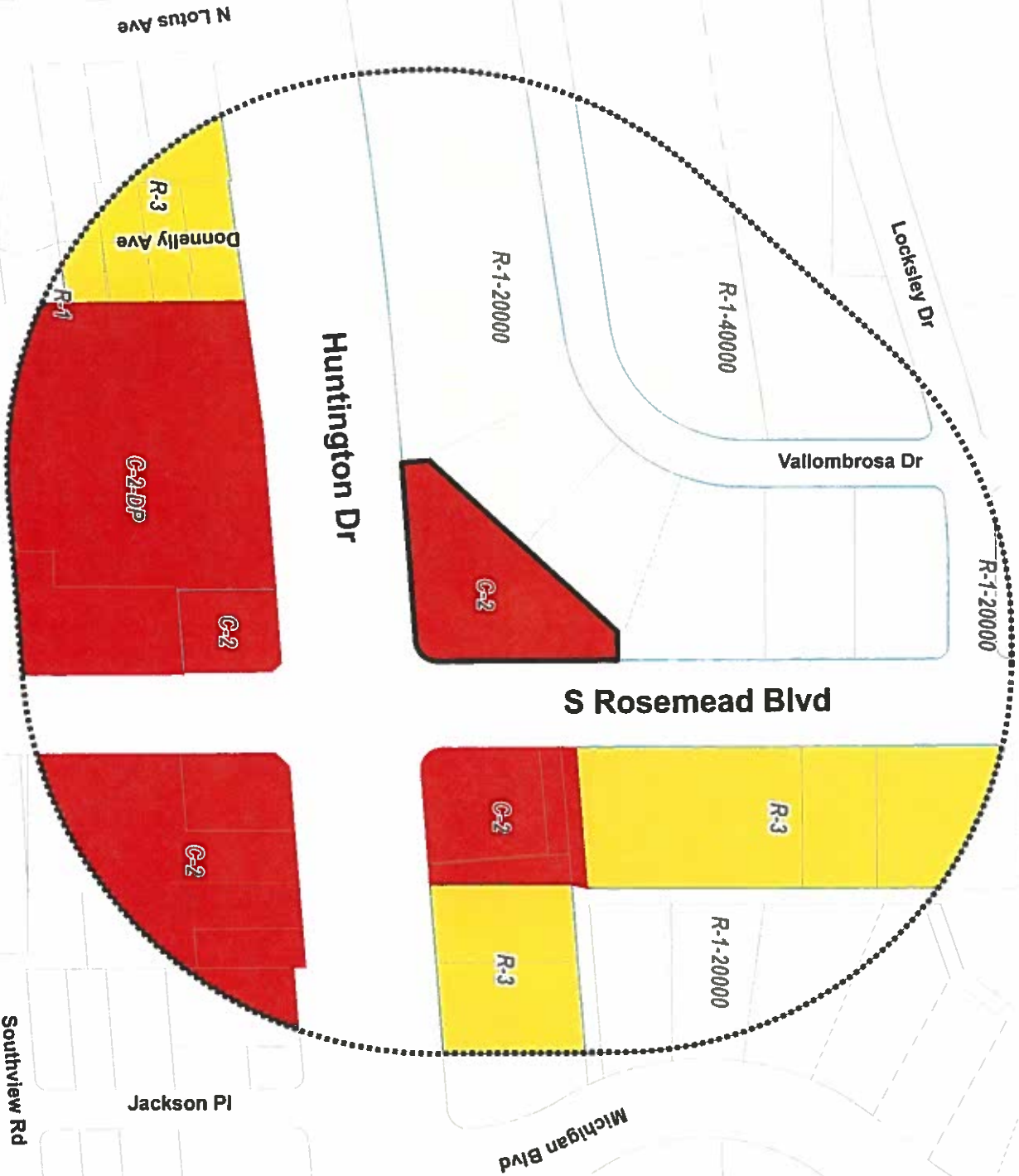
- SINGLE-FAMILY RESIDENCE
- ② MULTI-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- TWO-FAMILY RESIDENCE
- MULTI-FAMILY RESIDENCE
- INSTITUTION / PUBLIC FACILITY
- COMMERCIAL
- VACANT

### VICINITY MAP



LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012

# ZONING



Locksley Dr

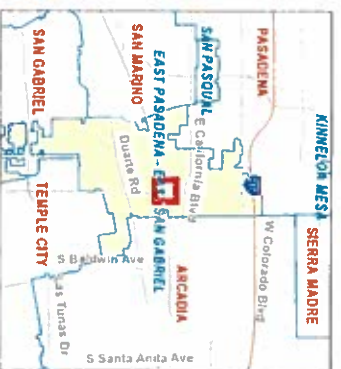
## ZONING 500 FOOT RADIUS MAP

Proj. R2015-02459 (5)  
RCUP 2015-00103

### Legend

- R-1 - Single-Family Residence
- R-3-(U) - Limited Density Multiple Residence
- C-2 - Neighborhood Business

### VICINITY MAP



0 30 60 120 180 240 Feet



LOS ANGELES COUNTY  
Department of Regional Planning  
320 W. Temple St.  
Los Angeles, CA 90012